

**12 Scanlon Green NW  
Calgary, Alberta**

**MLS # A2249601**



**\$674,900**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,712 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, No Smoking Home		

**Inclusions:** Shed, Ceiling Fans

OPEN HOUSE Friday August 22nd 5 pm to 7pm !! Welcome to this bright and inviting home, located in the sought-after community of Scenic Acres. From the moment you step inside, you'll love the abundance of natural light streaming through large windows, the gleaming HARDWOOD floors, and the impressive vaulted ceilings. The spacious living and dining rooms provide the perfect setting for entertaining or hosting family gatherings. The updated kitchen features crisp white cabinetry, QUARTZ countertops, modern backsplash, and a SILIGRANIT sink. A sunny breakfast nook opens onto the expansive deck which is ideal for summer barbecues or simply relaxing outdoors. The cozy family room, complete with a FIREPLACE, is perfect for those chilly evenings. A powder room and convenient access to the double attached garage complete the main floor. Upstairs, the generous primary suite fits a king-size bed and includes a large walk-in closet plus a luxurious 5-piece ensuite with dual sink QUARTZ-topped vanity, a soaker tub, and a stand-alone shower. Two additional bedrooms, a 4-piece main bath, and upper-level LAUNDRY add comfort and convenience for the whole family. The fully finished lower level offers a large bonus room, plus an extra bonus room that could be used for storage, office space or potential 4th bedroom (window may not meet egress) giving you plenty of room to grow. Recent upgrades to this home include FRESH PAINT, a high -efficiency two-stage FURNACE, tankless HOT WATER SYSTEM, upgraded attic insulation (R-50), Poly-B plumbing replaced with PEX, and central AIR CONDITIONING. Scenic Acres is a wonderful community with schools, shopping, parks, LRT with easy access to downtown and Stoney Trail. This move-in-ready home has it all !!